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Lime Kiln Close

Claydon, Ipswich, IP6 0AW

Offers in excess of £550,000

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Front Garden
Off-road parking for ample vehicles via a block paved and a tarmac paved driveway, a lawn area offering a mixture of mature trees and plants, access to the double detached garage, access to two EV charger points and a gate leading to the rear garden.

Entrance Hallway
Entry via a double glazed obscure door facing the front with double glazed obscure windows either side, solid engineered oak flooring, access to the stairs, radiator and doors to;

Lounge
19'7" x 11'10" (5.98 x 3.63)
Double glazed window to the side, large double glazed sliding patio doors to the rear leading to the rear garden patio area, wall lights, solid wood flooring, two radiators and a large feature fireplace with a tiled base and a brick feature currently housing a gas fire.

Dining Room
12'2" x 11'0" (3.73 x 3.36)
Double glazed sliding patio doors to the rear, coving, radiator, tiled flooring and the opening access to the kitchen.

Third Reception Room/ Bedroom Five
15'3" x 11'5" (4.66 x 3.50)
Double glazed bay window facing the front, coving, Karndean flooring and fitted shelving and drawers.

Office
11'2" x 8'3" (3.42 x 2.52)
Double glazed window facing the front, radiator, coving, access to the consumer unit and Karndean flooring.

Kitchen
13'6" x 12'1" (4.12 x 3.70)
Double glazed windows facing the rear and side, coving, wall and base fitted units with cupboards and drawers, spotlights, space for a large freestanding double oven with a cooker hood above, 1 1/2 stainless steel sink bowl with a mixer tap over and a drainer inset into the work surface, granite worktops, integrated dishwasher, a boiling tap, space for a large fridge freezer, tiled flooring, radiator, opening to the dining room and a door to the utility room.

Cloakroom W.C.
5'10" x 3'10" (1.80 x 1.18)
Extractor fan, coving, low-flush W.C., wash hand basin with hot and cold taps, Karndean flooring, radiator and tiled splash-back.

Utility Room
7'10" x 5'11" (2.39m x 1.80m)
Double glazed obscure door to the side, coving, wall and base fitted units with cupboards and drawers, extractor fan, single stainless steel sink bowl and drainer unit with a mixer tap over, wall mounted and hidden away is a Baxi combi boiler which is only two years old, plumbing for a washing machine, tiled flooring and splash-back and a radiator.

Landing
Double glazed window to the front, access to the loft, large double airing cupboard and storage cupboard which currently houses the water tank. Doors to bedrooms one, two, three and four and the bathroom.

Bedroom One
12'2" x 12'1" (3.71 x 3.69)
Door giving you access to the main bedroom area, dressing area and door to the en-suite shower room. In

the bedroom area is a double glazed window to the rear, two double built in wardrobes, coving and a radiator.

En-Suite
8'3" x 7'4" (2.54 x 2.25)
Double glazed obscure window to the side, spotlights, extractor fan, corner shower cubicle, vanity wash hand basin with a mixer tap, low flush W.C., panel bath with mixer taps and a shower attachment, coving, fitted shelving, heated towel rail, tiled flooring and tiled splashback.

Dressing Room
11'4" x 8'3" (3.46 x 2.54)
Double glazed window facing the front, radiator, plenty of storage via fitted wardrobes and drawers, dressing table and spotlights.

Bedroom Two
14'10" x 9'8" (4.52m x 2.95m)
Double glazed window facing the front, coving, radiator, built in wardrobes, fitted shelving and a dressing table with a door to the en suite shower room.

En-Suite
8'3" x 3'1" (2.54 x 0.96)
Double glazed obscure window to the side, spotlights, extractor fan, shower cubicle, pedestal wash hand basin with hot and cold taps, light and shaver point fitting, low flush W.C., heated towel rail and tiled flooring and tiled splash-back.

Bathroom
8'10" x 6'10" (2.71 x 2.10)
Double glazed obscure window to the side, coving, spotlights, vanity unit which houses a wash hand basin and a low flush W.C., panel bath with a mixer tap and a shower over with a glass swing screen, heated towel rail, storage cupboard, tiled flooring and tiled splash-back.

Bedroom Three
12'1" x 8'8" (3.70 x 2.66)
Double glazed window to the rear, coving, radiator and a double built-in wardrobe.

Bedroom Four
10'2" x 9'0" (3.11 x 2.76)
Double glazed window to the rear, coving, radiator and built-in sliding mirrored wardrobes.

Rear Garden
Fully enclosed south facing rear garden with two large patio areas perfect for outdoor seating, entertaining and dining, mostly laid to lawn with a mixture of flower beds housing a mixture of mature trees, plants and climbers. Accessible via the rear garden down the side behind the garage is a large patio area with some artificial grass perfect for more seating and entertaining but, could also potentially be used for extra parking if needed which also gives you access to an outside tap, external lighting and a gate accessing the front driveway and detached double garage.

Detached Double Garage
18'4" x 17'11" (5.60 x 5.48)
One electric roll up door and a manual roll up door, power, electric, over head storage, double glazed window to the rear, consumer unit and a double glazed door to to the side.

Agents Notes
Tenure - Freehold
Council Tax Band - F

















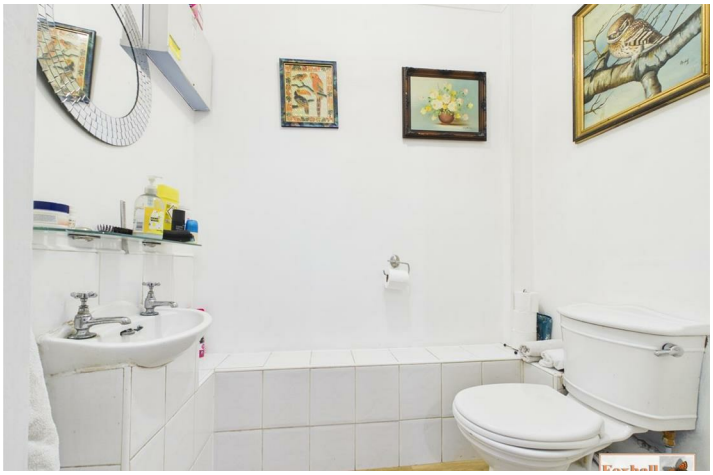









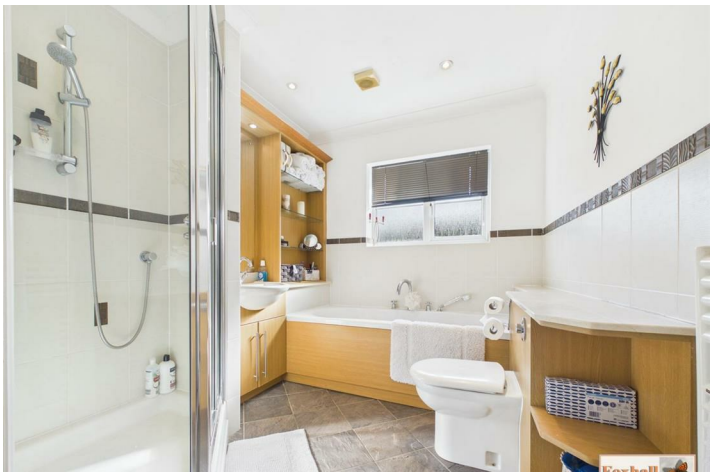





























Road Map



Hybrid Map



Terrain Map



Floor Plan



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Foxhall

Approximate total area(1)
2234 ft²
207.3 m²

Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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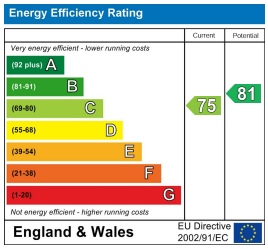
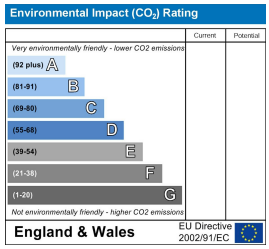
Viewing

Please contact us on 01449 553 955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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